

CITY OF MORGAN HILL  
JOINT SPECIAL CITY COUNCIL AND  
PARKS AND RECREATION COMMISSION MEETING  
MINUTES - NOVEMBER 28, 2000

**CALL TO ORDER**

Mayor Pro Tempore Tate called the meeting to order at 6:15 p.m.

**ROLL CALL ATTENDANCE**

City Council

Present: Council Members Chang, Cook, Sellers, and Mayor Pro Tempore Tate

Late: Mayor Kennedy (arrived at 6:23 p.m.)

Parks & Recreation Commission

Present: Commissioners Hagiperos, Page, Puder, Weber, Tanda and Ex-Officio Member Kennett

Late: Commissioner van Keulen (arrived at 7:43 p.m.)

Absent: Commissioner Frederick

**DECLARATION OF POSTING OF AGENDA**

City Clerk Torrez certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

**PLEDGE OF ALLEGIANCE**

At the invitation of Mayor Pro Tempore Tate, Lisa Pampuach led the Pledge of Allegiance.

Deputy Director of Public Works, Operations, Struve explained the procedures that would be used to conduct this evenings meeting.

Mayor Kennedy entered and was seated.

Lee Steinmetz (Bellinger, Foster, & Steinmetz), made a presentation relating to Parks, Facilities, and the Recreation Programming Master Plan. He identified the recreational facilities needed in the community (e.g., recreational activities, indoor community recreation and youth center, adult senior center, aquatic center, sports park, soccer complex, skateboard park, BMX Park, dog park, new neighborhood parks, and trails). He also identified possible sites to locate these facilities.

Mr. Steinmetz addressed the site selection evaluation criteria used for selecting a major recreational facility, including necessary acreage. It is being recommended that the Malaguerra site not be considered at this time if another site becomes available.

Also, discussed was a Recreation Programming as part of the master plan, including who will provide

recreational services. It is being recommended that a criteria be developed in order to determine if it would be feasible for the city to provide recreational programs or whether recreational programs should be administered by outside agency(ies). It was felt that the City should act as a clearinghouse for all recreational programs with the premise of developing a partnership.

Mr. Steinmetz presented a 20-year capital cost projection. He identified possible revenue sources, including looking at the five-year CIP. Potential additional funding sources include: increasing park development impact fees, trail grants, other grants and/or donations, corporate sponsorships, and joint ventures with other developments, agencies, and non profits.

Mr. Steinmetz addressed operations and maintenance. Possible funding sources for operations and maintenance could include the following: establishment of a citywide assessment district, increase general fund allocation for parks and recreation, establishment of a parks and recreation "Charter Fund," allocate a portion of transient occupancy tax to parks and recreation (hotel tax); creation of an endowment fund through additional donations, establishment of a foundation such as "Friends of Morgan Hill Paks and Recreation," etc. He addressed the phasing plan.

Council Member Cook excused herself from the remainder of the meeting

Mr. Steinmetz identified the discussion items that were raised at community meeting(s) hosted by the Parks and Recreation Commission as follows:

1. Aquatic center location (concern with its location at the Sobrato site as it is not centrally located);
2. Senior Center program and facility (looking at multi-generational facility;
3. Co-location of an aquatic center, indoor recreation/youth center, and senior center;
4. Relocation of the Public Works Corporation Yard; and
5. Programs for the disabled (recommended that this be included in master plan).

Mayor Pro Tempore Tate felt that aquatic center should be central to the community.

Council Member Sellers recommended co-location of facilities wherever the center is located, looking at the potential benefits of co-locating recreational facilities in association with lap pools.

Mayor Kennedy felt that use of the Sobrato site may be a forced fit. In order for an aquatic center to be successful, it needs to be located in an area that is easily accessible, visible and centrally located. He expressed support of locating the aquatic center separate from the Sobrato site, retaining a partnership with the School District. He recommended that all options be kept open.

Commissioner Page did not believe that it made sense to locate an aquatic center at the Sobrato site as it does not provide the access, look or feel to support an aquatic center.

Commissioner Weber noted that a law suit has been filed for the Sobrato site that will go on for a long time, delaying the development of an aquatic center at this site. Therefore, he did not believe that the Sobrato site is suitable for an aquatic center as it needs to move forward.

Mr. Kennett stated that the Morgan Hill Unified School District wants to cooperate with the City and partner with it. The School District needs direction on what will be proposed for the aquatic center. He felt that a joint use agreement would be beneficial. He also felt that an aquatic center needs to be located such that it can be developed in partnership. Wherever it is located, it should be suitable for shared parking.

Council Member Chang noted that comments expressed indicate that there is not support for an aquatic center at the Sobrato site.

Mayor Pro Tempore Tate indicated that the City Council took a tour with YMCA staff and saw the benefits associated with an indoor pool. He did not want to exclude an indoor pool no matter what site is selected for the aquatic center.

A citizen stated that a retractable roof could be used to make an indoor pool double as an outdoor pool.

Geno Acevedo concurred that an aquatic center should be centrally located. He felt that it was important to have a recreational component and that it would be good cross marketing to have a swim team associated with a recreational swimming pool.

Teri Nelson, YMCA representative, stated that community pools are expensive and that co-locating a swimming pool with other recreational facilities would help in terms of costs. She felt that it was important to co-locate recreational facilities.

Mas Minami distributed a site plan of the Monterey Sport Center, noting that this is a revenue generating project consisting of two pools: a large pool and a small one used by seniors. It also contains a gymnasium and that this joint facility attracts residents.

John Quick felt that the Community Park is a site that can be used, noting that it is located in the RDA plan line. He felt that a community magnet of recreational activities could be made out of Community Park and yet allow the Mushroom Mardi Gras to continue at this location. Fully utilizing the entire Park, corporation yard, bus barn and open field would draw members of the community together. It would allow income generating opportunities. He did not believe that income generating ventures were taken into account in the study. He felt that locating facilities central to the community would be convenient for all residents. He indicated that other communities are generating funds that are used for operation and maintenance. He stated his preference of locating facilities at Community Park.

**Action:**        *It was the consensus of the City Council and the Parks & Recreation Commission to investigate alternative recreational sites.*

Mayor Kennedy said that if one perfect site accommodates all facilities, it would be acceptable. However, multiple sites may need to be considered.

Commissioner Weber supported co-locating facilities at one site, if possible.

Commissioner Page felt that a swimming pool would be compatible with a tennis court facility and that it may be possible to co-locate a swimming pool at the Edmundson site.

Commissioner Puder distributed and identified possible scenarios on site locations for the Morgan Hill Master Plan.

Council Member Chang expressed doubt about co-locating a senior center with other recreational uses/facilities. She did not believe that seniors would like to be adjacent to skate parks. Mr. Steinmetz felt that Council Member Chang's concern can be mitigated by scheduling activities at different times. He felt that it would be a convenience for senior not to have to travel to different areas in the community for various activities.

Evelyn Kobayashi stated that the Library Commission was supportive of co-locating facilities at the Gunderson site.

Mayor Kennedy expressed concern that if you try to place all recreational activities together, some uses that require easy access may not work (e.g., the Pumpkin Patch site located in San Martin).

Commissioner Puder noted that the Pumpkin Patch site was noisy due to its proximity to Monterey Road and that the Gunderson/Community Center site is quiet.

Ms. Nelson stated that seniors like to interact with youth as long as they have their own area.

Council Member Chang stated that senior citizens have indicated that they want to be located in a separate facility.

Recreation Manager Spier indicated that the Senior Commission is interested in co-locating and want to have wider range of interaction. She noted that senior citizens will need separate facilities but that they are open to co-locating within a multi generational center.

Commissioner Hagiperos felt that the City needs to be careful that it does not jam too many activities/uses at Community Park.

Mayor Pro Tempore Tate said that a feasibility study was not conducted with regard to incorporating the Corporation Yard as part of the Master Plan. He did not know if this would be a realistic concept as an alternative location to relocate the corporation yard facility does not exist at this time. He felt that planning needs to be initiated in this direction.

Mr. Steinmetz noted that the School District has a seven-year lease in the facility. Mr. Kennett stated that the School District hopes to relocate the bus barn earlier than seven years.

Mayor Kennedy said that the current corporation yard location is a prime and wonderful location for

other activities. He recommended that the City look toward an alternative location for the corporation yard as the area is a prime location.

Council Member Sellers stated that the City Council is actively looking at land acquisition but that it is finding it difficult to keep up with land costs. He felt that it was vital to look at co-locating facilities and to look at interrelationship of uses. He felt that the city needs to maximize its current resources such as the civic center complex. He encouraged discussion relative to the corporation yard and bus barn, maximizing existing sites.

Dr. Quick expressed concern with the use of Pumpkin Patch site because it is not central to the community.

Stacey McMath, architect, recommended that the City of San Jose's central service yard be looked into. She felt that a senior center could co-locate with other uses, separated by ponds, trees and grass. She recommended that consideration be given to the irrigation of sites in terms of operation and maintenance.

**Action:** *It was the consensus of the City Council and the Parks & Recreation Commission that there is an interest in co-locating facilities, looking at compatibility and access. Concern was expressed on how the senior center would work if co-located. Investigate the relocation and use of the corporation yard facility.*

Mr. Minami requested that Morgan Hill purchase a bus (20% of cost for bus) in order to provide for transportation for disabled.

The following were additional discussion items raised at the meeting:

6. Tennant & Murphy/Maple and Railroad: land cost and eminent domain (Commissioner Puder)
7. Railroad and Maple Avenue site: access to railroad should be kept in mind (Council Member Sellers).
8. Moving ahead with Sports park/complex at Pumpkin Patch (Commissioner Weber - felt that this activity could move forward without waiting for other facilities).
9. Income potential for facilities: have organizations manage facilities.
10. What is timing and phasing of projects? (Mayor Kennedy)

Mayor Kennedy asked what was the basis for the timing of the three phases? Mr. Steinmetz stated that he looked at what facilities seem to be needed in the community. It was felt that a sports park and aquatic center were important and thus moved up in terms of priority. In terms of revenue, some facilities had to be spread out based on funding. A realistic time frame of what can be accomplished

needs to be considered. He recommended that facilities to be built not be money losers and not impact operations and maintenance.

Council Member Chang recommended that the senior center be built as part of phase I. Mr. Steinmetz stated that the City would need to look at redevelopment financing to see if the senior center project can be moved up based on funding availability. Operations and maintenance will need to be considered.

Ms. Kobayashi said that Santa Clara County is committed to maintaining a library and that the State intends to be permissive with expenses associated with Proposition 14 funding (65% assistance from State).

11. Discuss a foundation concept (Mayor Pro Tempore Tate)

12. El Toro Youth Center and Friendly Inn (Mayor Kennedy)

Mr. Steinmetz noted that the El Toro Youth Center and the Friendly Inn were not addressed in the Master Plan and that it will need to be looked at.

Mayor Pro Tempore Tate felt that further expansion should be considered.

Council Member Chang felt that facilities should be for everyone's benefit in order to allow mixed use.

13. Discussion of a Charter (Commissioner Page)

14. Discussion about after school programs (Council Member Chang)

Mr. Steinmetz felt that there is need for after school programs at school sites, later to be relocated to the community center. He indicated that funds have been budgeted for operation and maintenance.

Ms. Kobayashi felt that it was important to pursue this program as the Library is not an after school daycare center. She felt that it would be better for children to participate in a structured program.

Commissioner Page felt that regional use is necessary to strike revenue balance.

Mr. Kennett felt that it would be helpful for the City Council to establish guidelines for the facilities such that identify a certain percentage of funds that needs to be generated to help offset costs (establishment of bench marks for success of programs).

15. Programming concept (self-sustaining programs, what percentage to be funded by General Fund) (Commissioner Hagiperos)

16. Programs and staffing (Evelyn Kobayashi)

17. Operations and Maintenance (consolidation) (John Quick)
18. Incorporating water park facilities in the aquatic center (e.g., water slide) (citizen)

Mr. Steinmetz stated that he would like to use the month of December to review the issues identified, noting that some issues are interrelated. He addressed the phasing schedule.

Commissioner Tanda referred to operation and maintenance. He felt that the numbers identified were conservative. He felt that this was a lot of money for the city and that the city needs to establish a priority of commitment to maintain facilities before they are designed.

Mayor Kennedy said that Council Member Cook provided City Manager Tewes with information relating to a recreation assessment district used by communities to raise funds. He felt that there were options that could be considered.

Commissioner Tanda felt that there should be a commitment by citizens for capital assistance.

Commissioner Puder stated that design of recreational facilities would determine costs.

Bob Elgroth inquired about the Bicycle Plan. Mr. Steinmetz indicated that a Bicycle plan will be discussed by the Parks and Recreation Commission and the Bicycle Advisory Committee at a joint meeting. He would be meeting with staff to address concerns regarding roads before the joint meeting takes place. Final adoption of a Bicycle Plan will be concurrent or after adoption of the General Plan. He indicated that the adoption of a Bicycle Plan will not occur until the environmental review is completed

Commissioner van Keulen felt that operation and maintenance needs to be clearly identified by the City. Once determined, a priority list can be reviewed.

### **ADJOURNMENT**

There being no further business, Mayor/Chairman Kennedy adjourned the meeting at 8:23 p.m.

### **MINUTES RECORDED AND PREPARED BY:**

---

**Irma Torres, City Clerk**